042.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,900 / 886,900
					USE VALUE:	886,900 / 886,900
					ASSESSED:	886,900 / 886,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70	-72	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY MARY E
Owner 2:	
Owner 3:	
Street 1:	72 ALLEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEENEY MARY E & JEAN E -
Owner 2:	-
Street 1:	72 ALLEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2191 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4860.000	429,200	5,100	452,600	886,900
Total Card	0.112	429,200	5,100	452,600	886,900
Total Parcel	0.112	429,200	5,100	452,600	886,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.76 /Parcel: 404.76

Legal Description

User Acct 29720

GIS Ref

GIS Ref

Insp Date 11/02/17

Entered Lot Size

Total Land:

Land Unit Type:

!3604!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	429,200	5100	4,860.	452,600	886,900		Year end	12/23/2021
2021	104	FV	409,300	5100	4,860.	452,600	867,000		Year End Roll	12/10/2020
2020	104	FV	409,400	5100	4,860.	452,600	867,100	867,100	Year End Roll	12/18/2019
2019	104	FV	318,700	5100	4,860.	480,900	804,700	804,700	Year End Roll	1/3/2019
2018	104	FV	318,700	5100	4,860.	350,800	674,600	674,600	Year End Roll	12/20/2017
2017	104	FV	298,500	5100	4,860.	305,500	609,100	609,100	Year End Roll	1/3/2017
2016	104	FV	298,500	5100	4,860.	260,300	563,900	563,900	Year End	1/4/2016
2015	104	FV	265,100	5100	4,860.	254,600	524,800	524,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:20:14

LAST REV

Date	Time
12/04/17	09:51:16
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3604

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY MARY E	58348-586		1/25/2012	Convenience	1	No	No		
	11772-128		11/24/1969			No	No		N

USER DEFINED

Prior Id # 1:	29720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2008	926	Porch	21,500					replace front porc

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2017	Inspected	DGM	D Mann
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	294	PATRIOT
4/29/2000	Inspected	243	PATRIOT
3/2/2000	Measured	268	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4860		Sq. Ft.	Site		0	80.	1.16	1									452,641						452,600	

Total AC/HA:	0.11157	Total SF/SM:	4860	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	452,641	Spl Credit		Total:	452,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14715910
Const Adj.:	0.98392206
Adj $ / SQ:	203.169
Other Features:	90500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621992
Depreciation:	192818
Depreciated Total:	429174

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

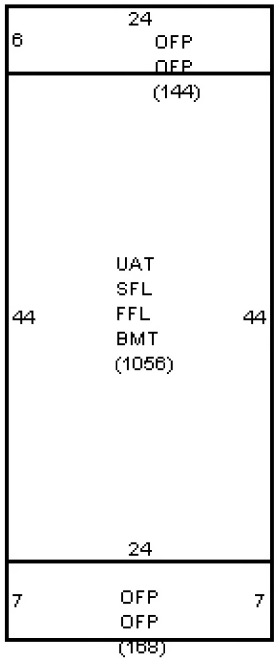
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	203.17
Special Features:	0	Val/Su Net:	105.82
Final Total:	429200	Val/Su SzAd	203.22

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	60.950	64,364
FFL	First Floor	1,056	203.170	214,546
SFL	Second Floor	1,056	203.170	214,546
OFP	Open Porch	624	18.840	11,754
UAT	Upper Attic	264	99.550	26,282

Net Sketched Area:	4,056			Total:	531,492
Size Ad	2112	Gross Area	4848	FinArea	2191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100